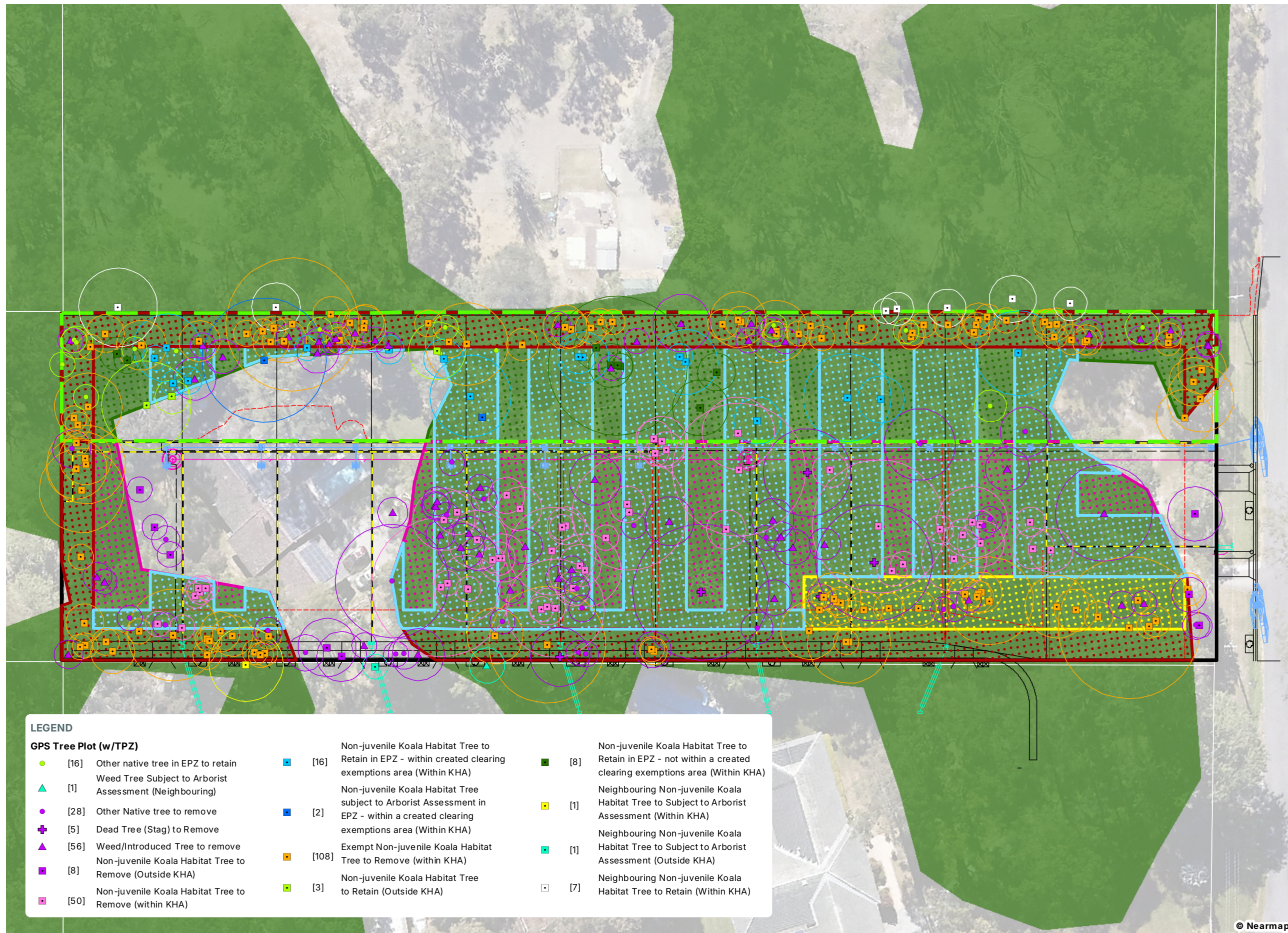


01. IMPACT ASSESSMENT

Notes:
 The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of Saunders Havill. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
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 Updated data available at <http://qldspatialinformation.qld.gov.au/catalogue/>
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- LEGEND**
- Site Boundary (Survey Reinstated)
 - Environmental Protection Zone
 - Koala Habitat Areas (KHA)
 - Proposed KHA to Retain [2,890 m²]
 - KHA to Remove [3,393 m²]
 - KHA to Remove [500m² Exemption]
 - KHA to Remove [5m Boundary Exemption]
 - Proposed lot's created
 - 5m boundary exemption
- Detail Design**
- Detail Design
 - Batter Design
 - Retaining Wall Design
 - Sewer Services Design
 - Stormwater Services Design
 - Water Services Design

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2504-45463 SRA

Date: 17 November 2025

BCC DS RECEIVED
 17/11/2025
APPLICATION REF
 A006724561

LEGEND

GPS Tree Plot (w/TPZ)

[16]	Other native tree in EPZ to retain	[16]	Non-juvenile Koala Habitat Tree to Retain in EPZ - within created clearing exemptions area (Within KHA)	[8]	Non-juvenile Koala Habitat Tree to Retain in EPZ - not within a created clearing exemptions area (Within KHA)
[1]	Weed Tree Subject to Arborist Assessment (Neighbouring)	[2]	Non-juvenile Koala Habitat Tree subject to Arborist Assessment in EPZ - within a created clearing exemptions area (Within KHA)	[1]	Neighbouring Non-juvenile Koala Habitat Tree to Subject to Arborist Assessment (Within KHA)
[28]	Other Native tree to remove	[108]	Exempt Non-juvenile Koala Habitat Tree to Remove (within KHA)	[1]	Neighbouring Non-juvenile Koala Habitat Tree to Subject to Arborist Assessment (Outside KHA)
[5]	Dead Tree (Stag) to Remove	[3]	Non-juvenile Koala Habitat Tree to Retain (Outside KHA)	[7]	Neighbouring Non-juvenile Koala Habitat Tree to Retain (Within KHA)
[56]	Weed/Introduced Tree to remove				
[8]	Non-juvenile Koala Habitat Tree to Remove (Outside KHA)				
[50]	Non-juvenile Koala Habitat Tree to Remove (within KHA)				

AMENDMENTS

Issue	Date	Description	Drawn	Checked
C	17/10/2025	Amendments	TC	RM

